

house for sale Sitges, Garraf



We present this beautiful and well-maintained apartment in the center of Sitges, located just a few meters from all services, shops, and leisure areas, allowing you to enjoy the comfort of living right in the heart of town with all its advantages.~~The property is situated on a very quiet street, with minimal pedestrian and vehicle traffic, offering a perfect balance between location and tranquility.~~The apartment features a spacious living-dining room with access to a pleasant balcony, connected to a generous open-plan kitchen that seamlessly integrates both spaces through a comfortable and practical breakfast bar, ideal for everyday living as well as informal gatherings.~~It includes one double bedroom with a wardrobe and a full bathroom. The property is in perfect condition and is sold fully furnished, ready to move in.~~An ideal opportunity as a primary residence, second home, or investment in one of the most sought-after areas of Sitges.~~The property is sold unfurnished~~Transparency Clause and Breakdown of Expenses (Law 10/2025)~~SALE PRICE: €340,000 + €34,000 (ITP)~~In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as applicable sector regulations, it is hereby stated that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below:~~Property Transfer Tax (ITP): The applicable tax rate will be that in force in the Autonomous Community of Catalonia (Property value up to €600,000 = 10%, from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to reduced rates of 5% and 7%, applicable depending on the buyer's personal circumstances or the characteristics of the property). The tax is levied on the cadastral reference value or the sale price, whichever is higher.~Notary Fees: Notary fees will be calculated in accordance with the official tariff regulated in Annex I of Royal Decree 1426/1989 of 17 November approving the Notarial tariff.~Land Registry Fees: Registration in the Land Registry will be charged according to the official tariff established in Annex I of Royal Decree 1427/1989 of 17 November approving the Notarial tariff.~Administrative Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to approximately €350 plus VAT.~Seller's Agency Fees: Included in the sale price.~Buyer's Agency Fees: It is hereby informed that, in certain cases, professional fees may be payable by the buyer when property search services (PSI – Property Personal Shopper) have been contracted. NOT LINKED TO THE PURCHASE PRICE.~~For detailed information on the operation, tax rates, and allowances of ITP in Catalonia, please consult the official website of the Catalan Tax Agency at the following

link:~ (please use the form to respond) property is sold unfurnished~The owner is not considered a large property holder.
~Habitability certificate reference : CHB (please use the form to respond) ~Energy certificate registry:
0PNDGVQJ7~AICAT registry number: 3366 ~API number: A10580~

property details

Spanishstate **6360891**
id:
reference:: **VSIT2574**
close to/ located: **Sitges**
region: **Garraf**
property type: **house**
rooms: **1**
property surface: **57 m2**
surface plot: **- m2**
price: **€ 310.000**

contact

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